

City Initiated Official Plan Amendment to be Consistent with the New Provincial Planning Statement (2024)

Public Meeting – February 4, 2026

Presented by:

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Public Meeting Overview

- Official Plan 2051 (May 2024) is required to be consistent with the new Provincial Planning Statement, 2024 (PPS 2024), which came into full force and effect on **October 20, 2024** ([Provincial Planning Statement, 2024 | ontario.ca](#)).
- PPS 2024 repealed the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan)

Why do we need an Official Plan Amendment?

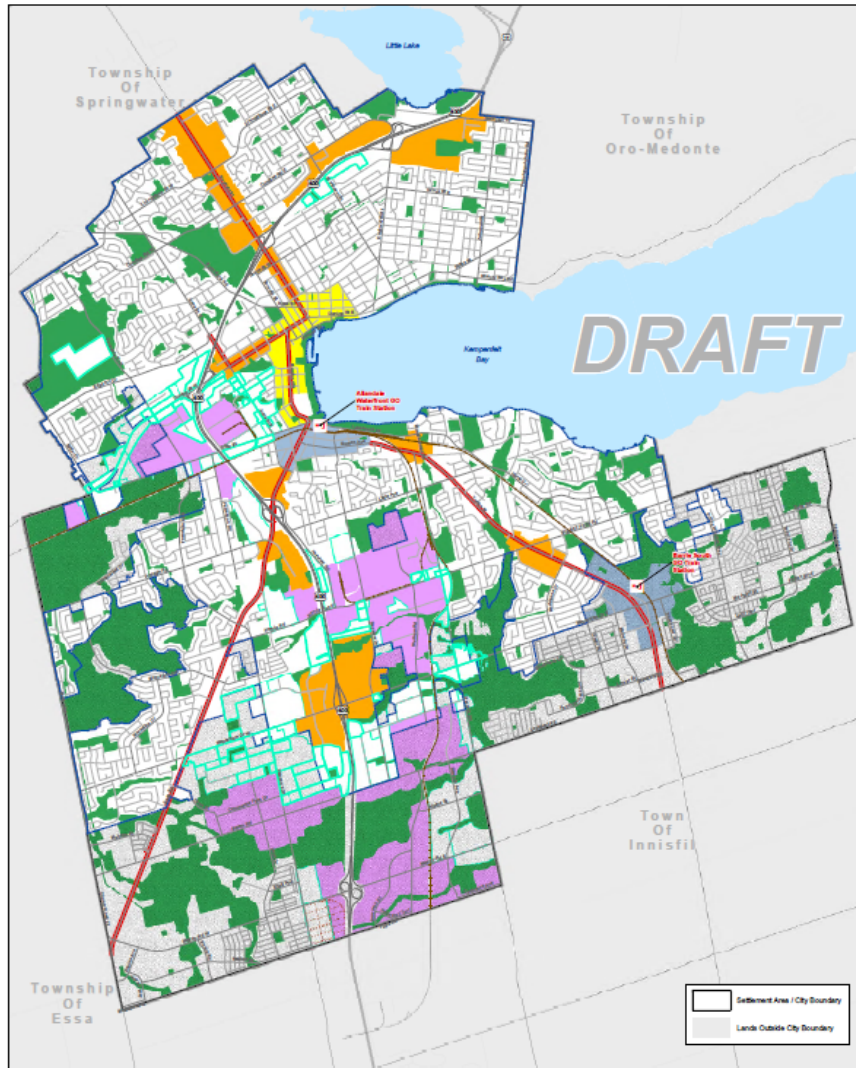
- To remove all document references to the Provincial Policy Statement, 2020 (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan) and update general policy and definitions to be consistent with the new PPS 2024.
- To delete the **Employment – Non-Industrial** designation and introduce the **Service Industrial** and **Business Commercial** land use designations in the currently identified Employment Area to recognize existing developments with uses that continue to be employment generators but do not meet the new PPS 2024 definition of Employment Area.

Revised Employment Area Definition

- Those areas designated in an Official Plan for clusters of business and economic activities including, ~~but not limited to,~~ **manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities.** An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use **listed above.** ~~warehousing, offices, and associated retail and ancillary facilities~~

[new text in **bold** and deleted text in ~~strike-thru~~ to be consistent with the definition in the new PPS 2024]

Amendment to Map 1 – Community Structure



Change the amount of lands identified as Employment Area as the new definition excludes commercial and institutional uses.

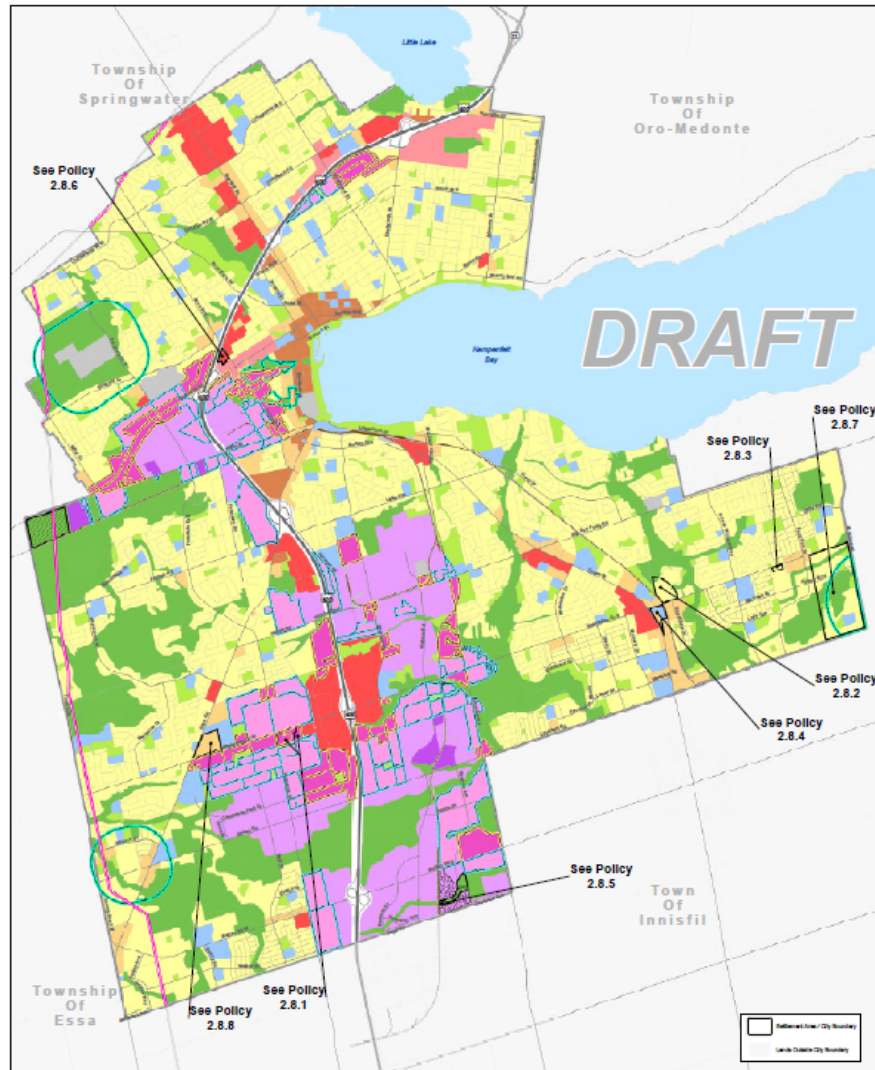
924.32 hectares of land is proposed to be removed from the Employment Area and replaced with the Business Commercial and Service Industrial designations on Map 2



New Land Use Designations

- The lands in the **Business Commercial** designation represents existing commercial development, institutional uses, and light industrial uses generally located at intersections, and on arterial and collector roads that are not identified as freight supportive corridors. Sensitive land uses are discouraged in the **Business Commercial** designation to provide a buffer for existing and future uses in the Employment Area.
- The **Service Industrial** designation is intended for lands that have existing business, trades and uses that support the growth of industry in the City and are generally represented by smaller sized lots and existing multi-unit buildings. Sensitive land uses are not permitted in the **Service Industrial** designation to provide a transition for existing and future uses in the Employment Area.

Amendment to Map 2 – Land Use Designation



Change in Land Use Designation for lands previously in the designated Employment Area to:

- remove the **Employment Area – Non-Industrial** designation
- add the new designations of **Business Commercial** and **Service Industrial**



Next Steps

- Staff will review all comments received
- Staff will prepare a Staff Report with a final version based on feedback and technical comments and report back to Council in Q2 2026 for consideration
- Notice of Decision
- Ontario Land Tribunal (OLT) Appeal Process is available

Further information is available at:

<https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan>